

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NORTH DAKOTA**

In Re:	Case No.: 25-30004
The Ruins, LLC,	Chapter 11
Debtor.	

**RED RIVER STATE BANK'S AMENDED WITNESS LIST (RE: MOTION TO
CONVERT)**

Creditor Red River State Bank hereby provides the following Witness List with respect to the Motion to Convert from Chapter 11 to 7 [ECF 109] set for **November 20, 2025** and **November 25, 2025**:

NAME & ADDRESS	Will/May Call	SYNOPSIS OF TESTIMONY
Matt Gehrtz Gehrtz Construction Services Fargo, ND	Will Call	Ruins Construction Issues and Real Property
Josh Luther CBRE Valuation and Advisory Services Sioux Falls, SD	Will Call	Ruins Real Property
Jonathan Cuticelli Hilco Real Estate	May Call	Ruins Real Property
Danielle Harless Red River State Bank Halstad, MN	Will Call	Ruins Loan History and Terms, transfers of Ruins loan proceeds unrelated to the Ruins Project
Charles Aarestad Red River State Bank Halstad, MN	May Call	Ruins Loan History and Terms, transfers of Ruins loan proceeds unrelated to the Ruins Project

Jesse Craig Fargo, ND	May Call	Ruins Loan History and Terms, Real Estate,
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Dated: November 18, 2025.

VOGEL LAW FIRM

BY: /s/ Kesha L. Tanabe

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ATTORNEYS FOR RED RIVER STATE BANK

Re: The Ruins LLC
Case No. 25-30004

STATE OF)
) SS **CERTIFICATE OF SERVICE**
COUNTY OF)

On November 18, 2025, the undersigned caused the following document(s):

**RED RIVER STATE BANK'S AMENDED WITNESS LIST (RE: MOTION TO
CONVERT)**

to be served electronically to the following:

All ECF Filing Participants

/s/ Keshia L. Tanabe

4921-9917-9891 v.1